

48 S HIGH STREET

Robert Deuberry
Providential Properties LLC
3136 Kingsdale Center
#121
Upper Arlington, OH 43221

Providentialproperties1@gmail.com

614-203-6831



Introduction

This project seeks to restore a historic location of a door and window of a building constructed in 1850, returning it to its original architectural integrity. The proposed work involves the removal of two bay windows, the restoration of the original door location and window configuration and installation of a new commercial storefront facade. The design will include key architectural elements such as a cornice, display window, bulkhead beneath the display window, and pilasters and awnings. The trim details are a direct reflection of some of the original façade trim details. This effort aims to enhance the historical accuracy and the aesthetic appeal of the building while ensuring its continued usability as a retail structure and relevance in Old Dublin.

Project Description:

Background and Historical Significance

The 1850 commercial building is located on South High Street in the Historic South section of Old Dublin. The building was one of the original retail structures in Old Dublin dating back to P.R Sands grocery store in 1872. The building, a significant example of 19th-century architecture, showcases characteristics typical of its era. Over the years, modifications such as the addition of bay windows have altered its original appearance. Our goal is to reverse these changes, honoring the building's historical value and ensuring it is preserved for future generations.

Proposed Window Changes

- **Removal of Bay Windows:** The existing bay windows, which detract from the building's historical facade, will be dismantled. This will restore the building's original proportions and aesthetic.
- **Restoration of Original Door Location:** We will reinstate the original front door, which enhances accessibility.
- **Replacement with Original Window Configuration:** In place of the second bay window, we will install traditional display windows with a cross grid, reflecting the building's original design.

Proposed Facade Features

- **Cornice:** A decorative cornice similar to the original detail will be installed at the top of the storefront, echoing traditional design while providing a visually appealing transition from the building's upper facade to the commercial space below.
- **Display Window:** A large, inviting display window will be added, designed to showcase merchandise while allowing natural light into the space. The window will be framed in a manner consistent with historic storefronts and the trim will include pilasters and headers similar to what was originally on the building.

- **Bulkhead:** A bulkhead will be installed beneath the display window, enhancing the storefront's visual grounding and providing a robust base for the display. This element will be designed with materials and finishes that align with buildings of this era.
- **Door:** The door will have a cross grid creating a cohesive look that honors the building's history along with pilasters and headers similar to the original details of the building

Proposed Landscape Changes:

- The current row of Boxwoods in front of the north portion of building would be removed to accommodate an extension of the brick sidewalk to the façade of the building

Awnings

The façade will also include the exact same awning detail over the door.

Color Palate

The color palette will align with the current building's color:

Body of Building	Benjamin Moore White Dove
Trim detail around doors and window on street level	Benjamin Moore Revere Pewter
Street Level Exterior Doors	Valspar Vintage Frame
Awnings	Black

Benefits

- **Cultural Preservation:** This restoration will contribute to the preservation of our local history and architectural heritage.
- **Community Engagement:** By restoring the building, we aim to create a welcoming space for community events and gatherings, fostering a sense of belonging and pride.
- **Increased Property Value:** The restoration is expected to enhance the building's value and appeal, benefiting the neighborhood economically.

Conclusion

We believe that this restoration project aligns with the community's goals for historical preservation and aesthetic enhancement. By removing the modern bay windows and restoring the

original door and window configurations, we will not only honor the building's rich history but also contribute positively to the overall character of the area.

We respectfully request the Design Review Board's approval to move forward with this project, ensuring that this historic gem continues to be a treasured part of Old Dublin.

Attachments:

1. Historical photograph of the building



